Dukes Avenue, Epping, CM16

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# Detached family home located in one of Theydon Bois most sought-after turnings within easy reach of the village amenities. (With the potential to extend STPP)

## Freehold

- Detached Family Home
- Spacious Garage
- Off-Street Parking
- Chain-Free
- Four Bedrooms
- Potential To Extend (STPP)
- Close Proximity to Central Line

The ground floor accommodation comprises a separate kitchen, dining room, living room with bay fronted window and newly fitted carpet.

The first floor offers four well-sized bright bedrooms, a family bathroom and WC.

The property offers great opportunity with the spacious garage having access from both front and rear of the property. The rear of the property offers a large decked area which looks over the predominately laid-to-lawn garden with a border of shrubs and bushes.

Theydon Bois is a charming village with a traditional green and duck pond, a well-regarded primary school, a range of shops, pubs and restaurants, cricket, tennis and golf clubs. Transport links to London are excellent with the central line tube station within just over ten minute's walk and with easy access to the M25 and M11.

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Approx. Gross Internal Area 141.3 Sq M ( 1520.9 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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